

BRADFORD COUNTY LAW JOURNAL

ESTATE AND TRUST NOTICES

Notice is hereby given that, in the estates of the decedents set forth below, the Register of Wills has granted letters testamentary or of administration to the persons named. Notice is also hereby given of the existence of the trusts of the deceased settlors set forth below for whom no personal representatives have been appointed within 90 days of death. All persons having claims or demands against said estates or trusts are requested to make known the same, and all persons indebted to said estates or trusts are requested to make payment, without delay, to the executors or administrators or trustees or to their attorneys named below.

FIRST PUBLICATION

Ameigh, James N., dec'd.

Late of South Creek Township (died September 24, 2023)

Executrix: Sharon Ameigh, 44 Docs Pond Drive, Gillett, PA 16925

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Bruno, Joseph C., dec'd.

Late of Leroy Township (died May 31, 2023)

Administrator: Vaune Andrien Bruno c/o Therese L. Money, Esquire, Law Office Therese L. Money, LLC, 1022 Old Wilmington Pike, West Chester, PA 19382

Attorneys: Therese L. Money, Esquire, Law Office Therese L. Money, LLC, 1022 Old Wilmington Pike, West Chester, PA 19382

Michel, Jamie A., dec'd.

Late of Pike Township (died July 29, 2023)

Executrix: Angela S. Crown, 290 Woodland Lake Road, Rome, PA 18837

Attorneys: Law Office of Robert W. Chappell, 926 Main Street, P.O. Box 156, Rome, PA 18837, (570) 247-2382

Raymond, Patricia a/k/a Patricia L. Raymond, dec'd.

Late of Smithfield Township (died August 26, 2023)

Executrix: Michelle Wood, 6638 Berwick Turnpike, Columbia Cross Roads, PA 16914

Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Yuscavage, Christopher B., dec'd.

Late of the Township of Canton (died August 26, 2023)

Executor: Shawn K. Yuscavage c/o Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

Attorneys: Matthew J. Parker, Esquire, Marshall, Parker & Weber, LLC, 49 E. Fourth Street, Suite 105, Williamsport, PA 17701

SECOND PUBLICATION

Button, Kevin F.

Late of Laporte Borough, Sullivan County (died May 20, 2023)

Executrix: Melissa Button c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

Dunne, Alex a/k/a Alex Edward Dunne

Late of Sayre Borough (died January 16, 2023)

Administratrix: Samantha Genest, 30 Jewett Hill Rd., Berkshire, NY 13736

Attorneys: J. Wesley Kocsis, Esquire, Kocsis Law Office PC, 180 N. Elmira Street, Athens, PA 18810, (570) 888-7709

Gardner, Curt L.

Late of Monroe Township (died August 4, 2023)

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Administratrix: Lorie A. Gardner c/o Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

Attorneys: Christopher D. Jones, Esquire, Griffin, Dawsey, DePaola & Jones, P.C., 101 Main St., Towanda, PA 18848

Gave, Sandra Ruth Hepner

Late of Rome Township (died January 24, 2022)

Administrator: Claude W. Gave, Jr., 76 Dalpiaz Drive, Monroeton, PA 18832

Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Silvernail, Jaquelin L. a/k/a Jaquelin C.

Silvernail

Late of Southport Township, Chemung County, NY (died June 8, 2023)

Co-Executors: Rebecca Holtby, 2202 Pettit Road, Clifton Springs, NY 14432 and William Joel Coon, 80 York Avenue, Elmira, NY 14905

Attorneys: Damian M. Rossettie, Esquire, Landy & Rossettie, PLLC, 228 Desmond Street, P.O. Box 206, Sayre, PA 18840-0206

Spaulding, Donald R.

Late of Sheshequin Township (died September 26, 2023)

Executor: Claude W. Arnold, 1019 Spaulding Hill Road, Ulster, PA 18850, (570) 247-7170

THIRD PUBLICATION

Abercrombie, Scot Alan

Late of Canton Borough (died August 31, 2023)

Administratrix: Shannon Abercrombie Gleckner, 1956 Minnequa Main Road, Canton, PA 17724

Attorneys: David J. Brann, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Bronson, John Edward a/k/a J. Edward Bronson

Late of Troy Township (died August 15, 2023)

Executrix: Jean Yard, 410 Bronson Road, Troy, PA 16947

Attorneys: Casandra K. Blaney, Esquire, Brann, Williams, Caldwell & Blaney, 1090 West Main Street, Troy, PA 16947

Gross, Charles Edward

Late of Litchfield Township (died July 22, 2023)

Administratrix: Alishia Marie Gross, 161 Daffodil Lane, Wysox, PA 18854

Attorneys: Robin J. Marzella, Esquire, R.J. Marzella & Associates, 3513 North Front Street, Harrisburg, PA 17110

Simons, Edward E.

Late of West Burlington Township (died July 24, 2023)

Executrix: Deborah A. Kaiser, 136 East Berger Street, Emmaus, PA 18049

Attorneys: Landon R. Hodges, Esquire, Steinbacher, Goodall & Yurchak, 243 Second St., P.O. Box 114, Wyalusing, PA 18853, (570) 746-3844

Webster, Charles D.

Late of Towanda Borough (died August 2, 2023)

Administrator: Trevor Webster, 66 Susquehanna Street, Towanda, PA 18848

Attorney: Christina Fleury, Esquire, 517 Main Street, Towanda, PA 18848

REGISTER'S NOTICE

0822-0173 FIRST AND FINAL ACCOUNT AND PROPOSED DISTRIBUTION OF ANGELA JACKSON, Executrix of the Estate of Dean C. Sawyer, Sr., Deceased, late of Troy Township, Bradford Co., PA.

The same will be presented to the Orphans' Court on the 14th day of November, 2023.

Sheila M. Johnson
Register of Wills

Oct. 31; Nov. 7

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REGISTER'S NOTICE

0822-0003 FIRST AND FINAL AC-COUNT AND PROPOSED DISTRIBUTION OF PATRICIA SAMPSON, Execu-trix of the Estate of Shawn M. Sutton, De-ceased, late of the Borough of Sayre, Brad-ford Co., PA.

The same will be presented to the Or-phans' Court on the 14th day of November, 2023.

Sheila M. Johnson
Register of Wills

Oct. 31; Nov. 7

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Brad-ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, November 22, 2023 at 10:00 o'clock in the forenoon the following de-scribed property to wit:

ALL that certain lot or piece of ground situate in Athens Township, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point at the intersec-tion of the east line of lands now or former-ly of Thomas Taylor with the centerline of the Township Road No. 821; thence North 7° 28' 34" East, along the east line of lands now or formerly of Thomas Taylor, 146 feet be the same more or less to a pin in the center of a creek; Thence along the center of said creek the following three (3) courses and distances: (1) South 81° 18' 56" East 104.2 feet, (2) South 57° 50' 25" East 48 feet, and (3) South 20° 48' 25" East 158 feet to a point in the centerline of Township Road No. 821; thence westerly along the centerline of Township Road No. 821 220 feet be the same more or less to the point and place of beginning.

CONTAINING .5 acre of land.

Being the same premises which Mark Thurston and Candice Thurston, husband and wife, by Deed dated 03/26/2018 and recorded 04/03/2018, in the Office of the Recorder of Deeds in and for the County of Bradford, in Deed Instrument No. 201804690, granted and conveyed unto Michael G. Abresch, Jr. and Krista Abresch, husband and wife.

Tax Parcel: 09-020.00-047-000-000.

Premises Being: 3971 Murray Creek Rd., Athens, PA 18810.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of FREEDOM MORTGAGE COM-PANY vs. MICHAEL ABRESCH, JR. & KRISTA ABRESCH.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
November 1, 2023

Oct. 31; Nov. 7, 14

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Brad-ford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, November 22, 2023 at 10:00 o'clock in the forenoon the following de-scribed property to wit:

ALL those certain parcels of in New Albany Borough, Bradford County, Penn-sylvania, bounded and described as follows:

Parcel No. 1: Tax Parcel No. 26-134.02-058-000-000.

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BEGINNING at an iron pin at the side of Front Street, said iron pin being the most northeasterly point of lot herein described and also being the southeasterly corner of other lands now or formerly owned by Lee R. and Doris M. Simons; thence from said point of beginning South 03° 33' 01" West 165.05 feet to an iron pin corner at the side of Front Street, being the most southwesterly corner of lot herein described; thence along the lands now or formerly of Floyd Woodruff, being partly along an old fence line, North 86° 26' 59" West 360.00 feet to a point in an existing alley; thence North 61° 40' 23" East 217.86 feet to an iron pin; thence North 03° 33' 01" East 50.00 feet to an iron pin at the side of Lawrence Street; thence along lands now or formerly of Leland Estelle South 86° 26' 59" East 75.00 feet to a tree on corner, an iron pin is situated and being 1.8 feet off corner; thence along lands now or formerly of Lee R. and Doris M. Simons South 86° 26' 59" East 100.00 feet to an iron pin at the side of Front Street, being the point and place of beginning.

Containing 0.91 acre of land as surveyed by George K. Jones and Associates, on map dated January 1988 and revised 29 March 1988.

Parcel No. 2: Tax Parcel No.: 26-134.01-102-000-000.

BEGINNING at an iron pin on Front Street at the northeast corner of other lands of Lee R. and Doris M. Simons; thence running along other lands now or formerly of Lee R. and Doris M. Simons North 86° 26' 59" West 100 feet to a tree on corner, pin being 1.8 feet off corner; thence running along lands now or formerly of Leland Estelle, being parallel to Front Street, North 03° 33' 01" East 21.2 feet to an iron pin corner, still in line of lands now or formerly of Leland Estelle; thence running along lands now or formerly of Leland Estelle South 86° 26'

59" East 100.00 feet to an iron pin corner on Front Street; thence running along Front Street South 03° 33' 01" West 21.2 feet to an iron in on Front Street, being the point and place of beginning.

Containing 0.05 acre as surveyed by George K. Jones & Associates on map dated January 1988 and revised 29 March 1988, being Map No. 10230.

Parcel No. 3: Tax Parcel No. 26-134.02-057.

BEGINNING at the southeast corner of lands now or formerly of S. D. Sterigeres, and in the center line of Front Street; thence along the line of lands now or formerly of S. D. Sterigeres South 79° West to the line of lands now or formerly H. J. Ladd, and now or formerly of Ahira Estell; thence along said lands now or formerly of Estell to a corner; thence on a line parallel to said first described line to the center of Front Street; thence along center of Front Street 70 feet to the point and place of beginning.

Containing one-half acre of land, more or less.

PARCEL NO. 3 BEING the same premises conveyed to John J. Flynn and Marianne J. Flynn, his wife, by deed of Kathryn L. Morris, single, dated 24 September 2007 and recorded 4 October 2007 as Bradford County Instrument No. 200711521.

GRANTORS GRANT AND CONVEY to the Grantee, his heirs and/or assigns all of their right title and interest in and to all oil, gas and mineral rights for the purpose of mining, drilling, exploring, operating and developing said lands for oil, gas, and other minerals, and storing, handling, transporting and marketing the same therefrom with the right to remove from said lands all of the Grantee property and improvements.

Further, the Grantors grant and convey to the Grantee, his heirs and/or assigns all their right title and interest now existing, in

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any oil, gas and or mineral lease of record heretofore executed and that the Grantee, his heirs and/or assigns, shall receive all interest to all future leases including but not limited to all bonuses, rents, royalties and other benefits which may accrue under the terms of said lease insofar as it covers the above described land from and after the date hereof. This shall include an Oil & Gas Lease between John J. Flynn and Marianne J. Flynn, husband and wife, to Chesapeake Appalachia, LLC, dated 13 November 2008, a memorandum of which is recorded as Bradford County Instrument No. 200903050.

PARCELS NO. 1, 2 AND 3 BEING the same premises conveyed to Christopher C. Allen, married by John J. Flynn and Marianne J. Flynn, his wife by Deed to be recorded immediately prior hereto.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of CITIZENS & NORTHERN BANK vs. CHRISTOPHER ALLEN & ANNA M. ALLEN.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
November 1, 2023

Oct. 31; Nov. 7, 14

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, November 22, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

ALL THAT CERTAIN lot, piece or parcel of land, lying and being in the Borough of Sayre, County of Bradford, and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the west line of lot of John Dailey one hundred and seventeen and one-tenth (117.1) feet north of the south line of Davidson Street; thence north twenty-nine degrees forty minutes east along the west line of said Dailey's lot one hundred and seventeen and one-tenth (117.1) feet to a corner; thence north sixty degrees and twenty-five minutes west ninety-three (93) feet to the northeast corner of Lot No. 18; thence south twenty-nine degrees forty minutes west one hundred and seventeen and one-tenth (117.1) feet to a corner; thence south sixty degrees twenty-five minutes east ninety-three (93) feet to the place of beginning. Containing one-fourth of an acre of land and being the north half of Lot No. 17 on plot of Philip Crane lots in Cayuta, as surveyed by Rushton Smith and N. F. Walker. From a recent survey by George Jones, County Surveyor, it appears that the above described intend to describe the northerly half of Lot No. 19 instead of No. 17, to which reference is hereby made to correct the above.

Together with all improvements, fruit trees and outbuildings thereon.

BEING County Parcel No.: 35-007.07-37.

ALSO KNOWN AS 234 Robb Street, Sayre, PA 18840.

BEING the same premises which CHARLES E. WOOD AND SHARON WOOD, HIS WIFE by Deed dated 02/14/1990 and recorded in the Office of Recorder of Deeds of Bradford County on 02/14/1990 at Book 138 Page 008 granted and conveyed unto CHARLES E. WOOD AND SHARON WOOD, HIS WIFE.

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Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of MORTGAGE ASSETS MANAGEMENT, LLC vs. JONATHAN P. FOSTER, JR., SOLEY IN HIS CAPACITY AS ADMINISTRATOR OF THE ESTATE OF CHARLES E. WOOD.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
November 1, 2023

Oct. 31; Nov. 7, 14

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, November 22, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

ALL that pieces or parcel of land situated in the Township of Athens, County of Bradford and Commonwealth of Pennsylvania; bounded and described as follows:

BEGINNING at a point in the center line of the Athens-Milan Road, said point being thirty-nine and six-tenths (39.6) feet South of the Southeast corner of the George Plumper lot (now or formerly); running thence South eighty-six (86) degrees and twenty-six (26) minutes East, two hundred and seventy-five (275) feet to the West line of Pa. and N.Y.R.R. Co., running thence North two and one-half (2-1/2) degrees East,

thirty-nine and six-tenths (39.6) feet along said line of said railroad) running thence North eighty-six (86) degrees. And twenty-six (26) minutes West, along the South line of land now or formerly of Mrs. M. D. Rockwell, ninety-five (95) feet, more or less to the Southeast corner of land conveyed by Jacob A. Healer to Irving Lincoln; running thence along the East line of said Lincoln land North two and one-half (2-1/2) degrees East, sixty (60) feet; running thence North eighty-six (86) degrees and twenty-six (26) minutes West, sixty (60) feet to the East line of land conveyed by D. J. Sweet, Sheriff, to G. N. Walker; running thence along the said East line of said Walker land North two and one-half (2-1/2) degrees East, sixty-four (64) feet, running thence Westerly one hundred (100) feet to the East line of the said Athena-Milan Road; running thence along said East line of said road South two (2) degrees and thirty-three (33), minutes West, one hundred and thirty-nine (139) feet; running thence North eighty-six (86) degrees and twenty-six (26) minutes West, twenty (20) feet, more or less, to the center of said road; running thence along the center of said road South two (2) degrees and thirty-three (33) minutes West, thirty-nine and six-tenths (39.6) feet to the place of beginning. Containing one-half (1/2) acre of land be the same more or less.

TOGETHER with all improvements, consisting of a 1-1/2 story, single frame dwelling with composition shingle roof, consisting of 9 rooms, 1-1/2 baths.

BEING the lame premises which Frank E. Detrick, Sheriff of the County of Bradford, by deed dated January 27, 1967, and recorded January 27, 1967, in the Office of Recording for Deeds and for Bradford County, Pa., in Deed Book Vol. 581, Page 460, granted and conveyed unto W. J. Driver as administrator of Veterans Affairs in fee.

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The said W. J. Driver, administrator of Veterans Affairs, an Officer of the United States of America, having resigned said office, was succeeded by Richard L. Roudebush, by appointment of the President of the United States.

ALSO KNOWN AS 29920 Route 220, Athens, PA 18810.

Parcel ID 09-020.02-015-000-000.

BEING the same premises which RICHARD L. ROUDEBUSH, ADMINISTRATOR OF VETERANS' AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA by Deed dated 09/22/1976 and recorded in the Office of Recorder of Deeds of Bradford County on 10/12/1976 at Book 644 Page 47 granted and conveyed unto ROBERT HARRY LANTZ AND ANNA MAE LANTZ, HIS WIFE.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of LEGACY MORTGAGE ASSET TRUST 2022-GSI vs. ANNA MAE LANTZ.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
November 1, 2023

Oct. 31; Nov. 7, 14

SHERIFF'S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, November 22, 2023 at 10:00 o'clock in the forenoon the following described property to wit:

LEGAL DESCRIPTION

All that certain lot or piece of ground situate in Sayre Borough, County of Bradford, Commonwealth of Pennsylvania, bounded and described as follows:

Beginning at a point in the East line of Elmer Avenue distant 105 feet southerly from the South line of Chemung Street at its intersection with the East line of Elmer Avenue and running thence easterly at a right angle with said Avenue, 140 feet to the Northwest corner of a lot of land conveyed by Della Osborn, February 10, 1928, to Luman VanGorder and Jennie VanGorder, his wife, by deed recorded in Bradford County, Pennsylvania, Deed Book, Vol. 267 at Page 313; thence southerly and parallel with said Elmer Avenue, 50 feet to a corner; thence in a westerly direction and at a right angle to said Elmer Avenue, 140 feet to the East line of said Avenue; thence in a northerly direction along said Elmer Avenue East line, 50 feet to the place of beginning.

Being the same property conveyed to Marilyn M. Curle, married, Erik A. Medovich and Erin C. Medovich, husband and wife who acquired title, with rights of survivorship, by virtue of a deed from Jacob C. Lezak and Merideth R. Lezak, husband and wife, dated November 12, 2020, recorded November 17, 2020, at Instrument Number 202011272, Office of the Recorder of Deeds, Bradford County, Pennsylvania.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of PNC BANK, NATIONAL ASSOCIATION vs. ERIK A. MEDOVICH & ERIN C. MEDOVICH.

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Clinton J. Walters, Sheriff
Bradford County Sheriff’s Office
Towanda, PA
November 1, 2023

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SHERIFF’S SALE

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Bradford County, to me directed and delivered, I will expose to Public Sale at the Bradford County Courthouse in Towanda, PA on Wednesday, November 22, 2023 at 10:00 o’clock in the forenoon the following described property to wit:

ALL THAT CERTAIN LOT, piece or parcel of land situate, lying and being in the Township of Terry, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

PARCEL NO. 1

BEGINNING at a point in the centerline of a joint drive, said point being the following courses and distances from the common intersection of the centerlines of said joint drive and the northerly line of lands now or formerly of the Pennsylvania Fish Commission: North 55 degrees 35 minutes 41 seconds East 347.51 feet, and North 43 degrees 30 minutes East 67.08 feet to said point of beginning;

THENCE from said point of beginning North 43 degrees 30 minutes East 192.19 feet partially along the centerline of said joint drive, through a found pin in the centerline of said joint drive, and through lands now or formerly of George S. Mosier et ux, through a pin to a corner of the lands hereby described;

THENCE South 54 degrees 46 minutes 42 seconds East 267.77 feet through the lands of said George S. Mosier et ux, to the northerly line of said Pennsylvania Fish Commission;

THENCE South 71 degrees 24 minutes 55 seconds West 287.0 feet through a pin along the northerly line of lands of said Pennsylvania Fish Commission to a pin;

THENCE North 36 degrees 42 minutes 17 seconds West 132.55 feet through other lands now or formerly of George Mosher, et ux and through a pin at or near the southerly line of said joint drive to the centerline of said joint drive, the point of beginning.

The above described lands contain approximately 1.0 acres and are according to survey of George K. Jones and Associates No. 7832-3 dated August 12, 1982.

BEING AND INTENDING TO DESCRIBE the same premises conveyed by Warranty Deed from Daniel J. Learn and Ginger M. Learn, his wife, to Daniel J. Learn dated August 24, 1993 and recorded August 31, 1993 in Bradford County Record Book 263 at Page 644.

PARCEL NO. 2

ALL THAT CERTAIN LOT, piece or parcel of land lying and being in the Township of Terry, County of Bradford and Commonwealth of Pennsylvania bounded and described as follows:

BEGINNING at a pin in the northerly line of lands now or formerly of the Pennsylvania Fish Commission, said pin marking the southwesterly corner of other lands of the Granter herein (Parcel No. 1 described above), and the southeasterly corner of the lands hereby described;

THENCE along the northerly line of said lands of the Pennsylvania Fish Commission South 71 degrees 24 minutes 55 seconds West 434.85 feet to a point in the center of a joint drive as depicted on the hereinafter recited survey;

THENCE along the centerline of said joint drive the following two courses and distances: North 55 degrees 35 minutes 41 seconds East 347.51 feet to a point, and North 43 degrees 30 minutes East 67.08 feet to a point, being the northeasterly corner of the lands hereby described;

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THENCE along the westerly boundary of said other lands of the Granter herein South 36 degrees 42 minutes 17 seconds East 132.55 feet through a pin located on the edge of the joint drive to a pin the northerly line of said lands of the Pennsylvania Fish Commission, being the point and place of beginning.

CONTAINING 0.57 of an acre, more or less, and being a triangular-shaped parcel of land as shown on survey prepared by George K. Jones and Associates, Registered surveyors, dated August 12, 1982 and bearing Map No. 7832-3. Said survey being filed as Map No. 1571 in the office of the Recorder of Deeds of Bradford County, Pennsylvania on November 22, 1982.

BEING AND INTENDING TO DESCRIBE the same premises conveyed by Warranty Deed from Daniel J. Learn and Ginger M. Learn, his wife, to Daniel J. Learn dated August 24, 1993 and recorded August 31, 1993 in Bradford county Record Book 263 at Page 640.

FURTHER the above lands are conveyed under and subject to the rights of the Granter, his heirs, successors and assigns and other persons to whom said rights have already been granted of an easement of ingress, egress, and regress over, across and upon that portion of said joint drive which lies upon lands hereby conveyed. Further, the herein Granter does hereby grant and convey to the herein Grantees, their heirs and assigns forever, the right of ingress, egress, and regress over, across and upon said joint drive to and from the lands hereby conveyed and the public road known as Township Road No. 450, to be used in common with the herein Granter, his heirs and assigns forever and other parties to whom the right of ingress, egress and regress over said drive has already been granted.

ALSO UNDER AND SUBJECT to the ultimate width of right-of-way of any public highways, roads, or streets, all public utility rights-of-way, whether or not of record, as well as to any and all easements or rights-of-way visible upon the said premises hereby conveyed or affecting the same as a matter of record.

So far as the Granter is aware, no hazardous waste is presently being disposed or has ever been disposed on the above described property by the Granter or any other party.

BEING KNOWN AS: 76 MOSIER LANE, WYALUSING, PA 18853.

PROPERTY ID NUMBER: 46-144.08-003.

BEING THE SAME PREMISES WHICH DANIEL J. LEARN, SINGLE BY DEED DATED 6/21/1995 AND RECORDED 6/22/1995 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 327 AT PAGE 0478 GRANTED AND CONVEYED UNTO RICHARD G. FASSETT AND RUTHANN FASSETT, HIS WIFE.

Notice: To all parties in interest and claimants—A schedule of distribution will be filed by the Sheriff not later than thirty (30) days after sale and distribution will be made in accordance with the schedule unless exceptions are filed thereto within ten (10) days thereafter.

Seized and taken into execution at the suit of WILMINGTON SAVINGS FUND SOCIETY, FSB vs. RICHARD FASSETT a/k/a RICHARD G. FASSETT, SR. & RUTHANN FASSETT.

Clinton J. Walters, Sheriff
Bradford County Sheriff's Office
Towanda, PA
November 1, 2023

Oct. 31; Nov. 7, 14